

**TRANSFER
TAX
PAID**

Doc # 2005001774
Book 8261 Page 0214

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**WARRANTY DEED
Statutory Short Form**

MJM ENTERPRISES, LLC, a Maine Limited Liability Company with a business address of P. O. Box 3823, Portland, ME 04104, for consideration paid, grant and convey to **SHARON LABBE** of 5 Penny Lane, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situate on Pleasant Hill Drive in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the most easterly point of Lot No. 53; thence heading south sixty-one degrees thirty-three minutes thirty-six seconds west (S 61° 33' 36" W) sixty-nine and twenty-four hundredths (69.24) feet along Pleasant Hill Drive right-of-way to an iron pin marking an angle point in said Lot No. 53 and Pleasant Hill Drive right-of-way; thence heading south seventy-one degrees twenty-seven minutes twelve seconds west (S 71° 27' 12" W) eighty-four and thirty-seven hundredths (84.37) feet along Pleasant Hill Drive right-of-way to an iron pin marking the most southerly point of said Lot No. 53; thence heading north twenty-six degrees fifty-nine minutes fifty-one seconds west (N 26° 59' 51" W) one hundred ninety-four and ten hundredths (194.10) feet along said Lot No. 52 to an iron pin marking the most westerly point of said Lot No. 53; thence heading north sixty-six degrees forty-seven minutes zero seconds east (N 66° 47' 00" E) one hundred fifty-three and zero hundredths (153.00) feet along Lot No. 45 to an iron pin marking the most northerly point of said Lot No. 53; thence heading south twenty-six degrees fifty-nine minutes fifty-one seconds east (S 26° 59' 51" E) one hundred ninety-four and sixty-seven hundredths (194.67) feet along Lot No. 54 to the point of beginning.

Lot No. 53 is subject to a fifteen (15) foot wide easement to the Waterville Sewerage District. Beginning at a point on the southerly line, running parallel with the easterly line, to the northerly line. This easement granted to the Waterville Sewerage District for the maintenance of the storm drainage system as the Waterville Sewerage District shall own and maintain in such easement.

The above description meaning and intending to describe said Lot No. 53 as per recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977, in the Kennebec Registry of Deeds in Plan File No. D-77074.

Being a portion of the premises conveyed to MJM Enterprises, LLC by Warranty Deed from Mary Jane McBrady dated April 5, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.

Also, a certain storm drainage easement between Penny Lane and Pleasant Hill drive in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the northwesterly line of Lot No. 45 and the southerly side of Penny Lane right-of-way; thence heading north sixty-six degrees forty-seven minutes zero seconds east (N 66° 47' 00" E) fifteen and zero tenths (15.0) feet along the northwesterly line of said Lot No. 45 to a point marked with an iron pin and representing the northerly corner of said Lot No. 45 also representing the westerly corner of Lot No. 44; thence continuing fifteen and zero tenths (15.0) feet along the curved Penny Lane right-of-way to a point; thence heading south twenty-six degrees fifty-nine minutes fifty-one seconds east (S 26° 59' 51" E) three hundred ninety-four and seventy hundredths (394.70) feet parallel with the southwesterly lines of said Lot No. 44 and Lot No. 54 to a point on the southeasterly line of said Lot No. 54 and on the northerly side of Pleasant Hill Drive right-of-way; thence heading south sixty-one degrees thirty-three minutes thirty-six

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seconds west (S 61° 33' 36" W) fifteen and zero tenths (15.0) feet along the southeasterly line of said Lot No. 54 to a point marked with an iron pin and representing the southerly corner of said Lot No. 54 also representing the easterly corner of Lot No. 53; thence continuing south sixty-one degrees thirty-three minutes thirty-six seconds west (S 61° 33' 36" W) fifteen and zero tenths (15.0) feet along the southeasterly line of said Lot No. 53 to a point; thence heading north twenty-six degrees fifty-nine minutes fifty-one seconds west (N 26° 59' 51" W) three hundred ninety-four and seventy hundredths (394.70) feet parallel with the northeasterly lines of said Lot No. 53 and aforementioned Lot No. 45 to the beginning point.

Above description meaning and intending to describe a parcel of land thirty (30) feet wide by three hundred ninety-four and seventy hundredths (394.70) feet long, fifteen (15) feet wide on either side of the property line between Lot Nos. 44 and 45 and Lot Nos. 53 and 54. Said parcel of land to be a storm drainage easement for purposes of installing and maintaining a storm drainage main in such easement.

The above storm drain easement is shown more accurately as described above on the revised Plan recorded in the Kennebec County Registry of Deeds in Plan File No. D-77074.

In Witness Whereof, **MJM ENTERPRISES, LLC**, has caused this instrument to be signed by Mary Jane McBrady and Anne M. McBrady, its Managers, this 19th day of January, 2005.

Signed, Sealed and Delivered
in the presence of:

William P. Subord
William P. Subord

MJM ENTERPRISES, LLC

Mary Jane McBrady
By Mary Jane McBrady
Its Manager
Anne M. McBrady
By Anne M. McBrady
Its Manager

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: January 19, 2005

Then personally appeared the above named Mary Jane McBrady and Anne M. McBrady, Managers of **MJM ENTERPRISES, LLC**, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Limited Liability Company.

Before me,

William P. Subord
Notary Public
Print
Name: WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.
01/21/2005 8:49AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS